



**TOWN OF LOXAHATCHEE GROVES
PLANNING AND ZONING BOARD MEETING
FEBRUARY 4, 2021**

CALL TO ORDER

Town Clerk Lakisha Burch called the Planning and Zoning Board Meeting to order at 6:22 p.m.

ROLL CALL

Present: Chairperson Mr. William Ford (entered late at 6:26 PM); Vice Chair Mr. William Bell; Board Members Mr. Brett Raslowitz and Mr. Neil O'Neal III; Town Manager Titcomb; and Town Planning Consultant Mr. Fleishmann.

Absent: Board Member Mr. Matthew Otero.

Town Clerk Burch confirmed a quorum.

APPROVAL OF AGENDA

Motion made by Vice Chair Bell, duly seconded. to approve the Agenda. The motion passed unanimously.

Motion made by Mr. O'Neal, duly seconded, to move public comment on non-agenda items to Item #1 and approve the agenda as modified. The motion passed unanimously.

PUBLIC COMMENTS *(on Non-Agenda Items)*

Ryan Johnston, Johnston Group Development and Construction from Jupiter, spoke about an upcoming change of use project. Discussion continued regarding changes of use.

REGULAR AGENDA

1. Merkert Special Exception

Mr. Fleishmann gave a staff presentation on Item #1 Merkert Special Exception Category A, seeking approval to delete Condition (i) of current Class A Conditional Use approval granted by Palm Beach County in 1998 for Merkert Family Mausoleum. Project is located on the west side of D Road.

Mr. Fleishmann shared a brief slide deck of the site detailing the history of the conditions and further advising of staff recommendation for approval of this special exception including three revisions of the Palm Beach County Class A Conditional Use approval.

Mr. Fleishmann also read a letter into the record from Loxahatchee Grove Landowners Association.

Tom Golsonnay, Project Agent for the owner/applicant Ms. Tuyet Merkert, Trustee advised that the applicant was making changes for her family's estate planning purposes.

Board discussion continued regarding county unity of title requirements, as well as ingress and egress easements.

Motion made and seconded to approve Agenda Item 1 to break the 25 acre Merkert parcel into four parcels: one ten (10) acre parcel (which includes the mausoleum) and three (3) five acre parcels, keeping unity of title for the ten (10) acre parcel only, and all parcels will have ownership restricted to relatives or heirs. Maintenance stays the same for the ten (10) acre parcel including a staff recommendation to have the Agreement transferred from Palm Beach County to the Town of Loxahatchee Groves. The motion passed unanimously.

2. Lockhart Self-Storage

Mr. Fleishmann summarized the project as including multiple applications: a re-zoning from Palm Beach County to Town of Loxahatchee Groves, two ULDC text amendments and a special exception and site plan approval of the self-storage conditional use on the 2.62 acre parcel.

Bradley Miller of Urban Design Studio for the applicant walked the Board through the set of applications for the project. The property abuts Southern Boulevard on the south and Tangerine on the north.

Two items are up for discussion: plot coverage and building height which deviate from staff recommendations. All other staff recommendations were agreed to by the applicant.

PUBLIC COMMENTS *(on Agenda Item #2)*

Nancy Drysdale, Loxahatchee: Objected to #2B re: 2 mile radius @ Page 21 of application suggesting it stifles competition.

Phyllis Manillia, Loxahatchee: Requested clean up of Southern Boulevard near the A&G Market as the parking areas dirty and unsafe, with "bad actors." She requested display of a conceptual slide from the applicant's deck where horse trails impact the proposed project.

BOARD MEMBER COMMENTS

The Board had questions regarding the origin of the Town's finished grade limit and cross-access easements to avoid dead ends.

Staff recommended approval of the applicant's text amendments subject to staff comments/revisions, recommended approval of the site plan subject to several conditions which applicant has agreed to, and recommended limitation to 2 stories and 25% lot coverage.

More permeable areas and buffering were recommended. Board discussion continued about height, percentage of lot coverage, and FAR.

Motion made and seconded, to table the application and bring it forward again at the next meeting for recommendation. Motion withdrawn.

Motion made by Mr. Otero, duly seconded, to approve the following parameters for further consideration by the Board and applicant at the February 18th, 2021 meeting. Parameters: 30% maximum plot, 35 foot height from finished grade, Tangerine would be emergency only, and gated road to road. The motion passed 3-2.

SET NEXT MEETING DATE

The next meeting date is set for February 18, 2021.

ADJOURN PLANNING AND ZONING BOARD MEETING

There being no further business the meeting was adjourned at 9:15 p.m. (estimated time).

TOWN OF LOXAHATCHEE GROVES, FLORIDA

ATTEST:

Town Clerk

Vice Chairperson

Prepared by:
I. Revelas, Prototype, Inc.